PT SEC 27-2N-25E IN OR
2543/849 BEING PAR 1 & 2
EASEMENT IN OR 2543/843

BRIGHT DAVID EARL
29904 PIGEON CREEK RD
HILLIARD, FL 32046

2024

27-2N-25-0000-0003-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

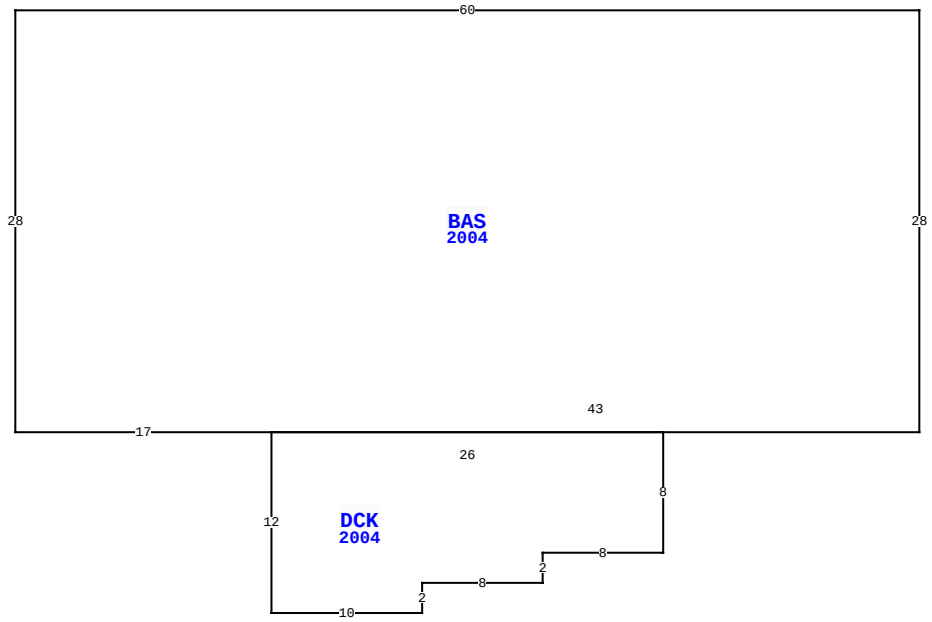
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 90
Interior Floo	14	CARPET 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	37,891
DCK	264	15	40	902
TOTALS	1,944		1,720	38,793

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,720	107.4000	75.18	129,310	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 1680 HX Base Yr



55002 LARGO LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	38,793
TOTAL MARKET OB/XF VALUE	2,650
TOTAL LAND VALUE - MARKET	84,700
TOTAL MARKET VALUE	126,143
SOH/AGL Deduction	0
ASSESSED VALUE	126,143
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	126,143
TOTAL JUST VALUE	126,143
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	123,442

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2543/0849	2/25/2022	WD	Q	I	05	131,600
GRANTOR: THOMPSON JOANN L						
GRANTEE: BRIGHT DAVID EARL						
1460/1556	11/22/2006	QC	U	I	06	100
GRANTOR: MCVEY DAVID A						
GRANTEE: THOMPSON JOANN L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W60 S28 E17 DCK=[YR=2004] S12 E10 N2 E8 N2 E8 N8 W26$ E43 N28$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	1243	WD DECK F	0	0	10	8	80.00	SF	8.00	8.00	100	1980	1980	3	20	128	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	60	2,100	
3	0940	SHEDS/PORT	0	0	16	10	160.00	SF	13.20	13.20	100	1992	1992	3	20	422	

LAND DESCRIPTION

TOTAL OB/XF 2,650

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	0		OR	0.00	0.00	2.42	AC		1.00	1.00	1.00	35,000.00	35,000.00	84,700							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.42 Total Land Value: 84,700 Market: 0 Agricultural: 0 Common: 84,700 PRINTED 08/06/2024 BY SYS